

Department of State 2014 Construction Contract for
American Center – Rangoon, Burma
RFP SAQMMA-14-R0184
Notice of Solicitation

THE U.S. DEPARTMENT OF STATE (DOS), Bureau of Overseas Buildings Operations (OBO) is seeking high quality firms experienced in complex construction projects for the construction of The New Rangoon American Center. The project will consist of the construction of Educational and outreach facilities in support of the U.S. Diplomatic mission.

Continuing a legacy of outstanding diplomatic architecture, OBO seeks to commission our nation's top designers and constructors to create facilities of outstanding quality and value.

1. Project Description (Secret Facility and Personnel Security Clearances NOT Required)

SAQMMA-14-R0184 Rangoon American Center, Rangoon Burma.

The Rangoon American Center will consist of a new education and outreach facility located in Rangoon Burma. The 2140+/- gross square meter building will house a 140 seat multi-purpose room, a meeting spaces, a café, 8 class rooms (including one computer based classroom), a library designed to house 14,000+/- volumes including periodicals, books and electronic media.

Anticipated work and approximate sizes includes:

Site work and support buildings: 400 CM of earthwork (including 200 CM of borrow material); 130 SM of site roadway and parking lot paving; 200 SM of miscellaneous concrete slab on grade work; 50 SM of stone site paving; 120 SM of reinforced turf pavement; 65 LM of 2.75 M tall perimeter wall; miscellaneous site furniture; site landscaping; site lighting; full CCTV site security coverage; 200 SM utility building housing a back-up generator, water treatment equipment, and a water storage tank and fire pump; a 30SM cast in place concrete covered stage; a controlled access entry point with 1 anti-ram barrier and two anti-ram gates

Main building: 2140 SM two story building with: security access pavilion; 140 seat multi-purpose room; conference rooms; café / student gathering area; secure administrative offices; an architectural stairway; one service / accessible elevator; 8 classrooms wired for internet, voice and telephone; one computer classroom; library with fixed / built-in casework.

Approximate construction cost: \$16 - 21 million

2. Project Solicitation

The project solicitation will be available on the Department of State ProjNet System on or about August 7, 2014

High Quality Firms with the proven capabilities and past performance that wish to participate in this solicitation shall submit a letter of interest in writing to Michael Howard AND Jennifer

Leung by email: HowardMF@state.gov AND LeungJB@state.gov. The letter of interest shall include the following information

- Project Name
- Company Name
- Company Address
- Company DUNS Number
- Company Telephone Number
- Company FAX Number
- Contact Person Name
- Contact Person E-Mail Address
- Contact Person Telephone Number

Visa requirement – Travel to Rangoon by non-Burmese citizens requires a visa from the Burmese Government. Prospective bidders should contact Michael Howard AND Jennifer Leung by email: HowardMF@state.gov AND LeungJB@state.gov to request a letter of support if required for your visa application. Please allow 5 business days for processing this letter.

Eligible firms will be provided key codes and a link to the ProjNet (www.projnet.net) Plan Room and Bidder Inquiry be used to access the respective Unclassified and Sensitive But Unclassified (SBU) solicitation information.

The contract will be “firm fixed-price.” Construction services will include providing construction labor and materials to execute the OBO-accepted design; on-site organization with management to ensure overall project coordination; and overall control throughout the life of the project. Required services include preparation of construction documents, quality control plans, safety plans, project schedules, cost estimates, and project close-out activities.

Section 11 of the Foreign Service Buildings Act of 1926, as amended, (22 U.S.C. 302), known as the “Percy Amendment,” applies to the projects described in this announcement. The act provides a 10% price preference to U.S. firms on any Department of State contract when the project is estimated to exceed \$5,000,000.” The Percy Amendment also requires exclusion of firms from countries that exclude U.S. firms from their diplomatic construction projects. The requirements of the Act will be applied to all proposals received. Offeror will be required to complete and submit as part of its offer the “Percy Amendment Certification Form.” (*The form is attached to this FEDBIZOPPS announcement and may be obtained from the DOS Contract Specialist listed at the end of this notice.*) If a joint venture is formed, the company having 51 percent or greater interest in the JV must be the one completing the form. Sufficient information should be provided in the Certifications and attachments thereto to determine Offeror status under the Percy Amendment, but the Department reserves the right to consider other information in the proposal submission or to obtain clarifications or additional information from the Offeror.

To demonstrate performance of similar construction work for Percy Amendment purposes, offerors will need to provide information demonstrating that it has successfully completed in the United States or at a U.S. diplomatic or consular mission a construction contract or subcontract involving work of the same general type and complexity as the solicited project and having a

contract or subcontract value of at least 35% of the low-end estimated value of the solicited project.

A site visit is planned for on or about mid-late August 2014.